

**SUMMER TREES HOMEOWNERS' ASSOCIATION, INC.**

d/b/a Summer Trees West - A 55+ Deed Restricted  
48 Cypress Pond Road, Port Orange, FL 32128  
[stwhoapo@gmail.com](mailto:stwhoapo@gmail.com)

**MISSION STATEMENT**

Our mission is to manage the operations of Summer Trees West to effectively maintain the community, to preserve property values, the natural surroundings, and foster community spirit.

New Hope Baptist Church, 1675 Taylor Road, Port Orange, FL 32128

The meeting opened with the Pledge of Allegiance to the Flag followed by a moment of silence. Proof of Notice indicated flyer posted on 9/5/2022. The Directors present at Roll call: Bill Roberts, Norman Jefferson, Bryan Disbrow, Kelly Nixon, Howard Worthington, Terry Blunk and Thomas Robertson.

A total of 26 HOA Members were in attendance.

09 June 2021, Meeting Minutes approved as written. [1<sup>st</sup> Bill R, 2<sup>nd</sup> Terry Blunk. 7 Yea.]

**President's Report:**

- **Ratify "board decisions" between BOD's meetings. (Norman 1<sup>st</sup> Bill 2<sup>nd</sup>, Unanimous)**
  - Approve Statewide Insurance July 2 @\$8,807.34.
  - Regulation of animal signs installed.
  - Appointed Don Ross/Bill Roberts to chair the budget committee.
  - Repaired lights and security in Magnolia Lake Park due to lightning hit.
  - Completed repairs and reinstalled shuffleboard score board.
  - Pool is not licensed for night use. Unauthorized use and unknown person trashing the men's room.
  - Lien: 0
  - Legal report – Architectural letter process used as an illustration for leasing and other enforceable rules.
  - Election Chairperson appointed – Tracey Waite
- **Motions**
  - Add to self-managed team 4-wheel mule and trailer (1<sup>st</sup> Norman, 2<sup>nd</sup> Bryan Unanimous)
  - Modify existing grounds crew, add third person @\$28.6k (1<sup>st</sup> Norman, 2<sup>nd</sup> Terry 5 yea 2 nay)
  - Add 2- laptop and printers-Pres & Secretary, printers to key committees. (1<sup>st</sup> Norman, 2<sup>nd</sup> Bill Unanimous)
  - Adopt the records and retention as structured by FS720.303 (1<sup>st</sup> Norman, 2<sup>nd</sup> Bill R 6 Unanimous)
  - To consider placing after tax, the surplus funds from 26 ST \$39.8 to reserve. (1<sup>st</sup> Bill, 2<sup>nd</sup> Bryan 5 yea 2 nay)
- **Reports:**
  - Planning Calendar Sept.
  - Budget HI level report. More in Oct and Nov. Target date Dec 10.
  - Gary Evans donated printer with scanning capability,

**VICE PRESIDENT REPORT:**

- Bryan Disbrow gave an update on interface with realtors and prospective buyers.
- **Treasurer** – Howard Worthington - Report of financial (VI (a)) (Aug preliminary – subject to change).
  - **Combined Checking & Savings:** 31,814.66 + 62,155.87 = 94,070.53 Oct 2022
  - **Reserve:** 44,466.13
  - Liens and arrear 0 lien, \_\_\_ demand
  - **P&L Report August Actual** 29,372. Budget 28,440 = 932 over
  - **P&L Report YTD August Actual** 222,568. Budget 227,520 = 4,952 under

**SECRETARY REPORT: Bill Roberts**

- A handout of the ACMA website containing STW's webpages.

**ARCHITECTURAL REVIEW: Joe Waite**

- no report

**Grounds Report: Tom Robertson**

- Mowing season is in full spring.

**RULES and ENFORCEMENT: Terry Blunk**

- Report – Discuss stop using garage bags. Switch to garbage cans

**Committee Reports:**

- None

**UNFINISHED BUSINESS:**

- None

**NEW BUSINESS:**

- Bill Roberts resigned from board.

At 08:22 pm, Bill Roberts motioned to adjourn the meeting. Bryan second, unanimous.

- The next schedule BOD's meeting will be **13 Oct 2022** at 6pm at the New Hope Baptist Church.
- Signed Secretary 2022-2024 William Roberts